061.0	0001	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	688,300 / 688,300
					USE VALUE:	688,300 / 688,300
					ASSESSED:	688,300 / 688,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
166		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VALLARINO JOSE A/MARY ALICE
Owner 2:	
Owner 3:	
Street 1:	166 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHNARE HARRIS S/TRUSTEE -
Owner 2:	HARRIS S SCHNARE TRUST -
Street 1:	166 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .19 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8272.000	212,900	7,700	467,700	688,300
Total Card	0.190	212,900	7,700	467,700	688,300
Total Parcel	0.190	212,900	7,700	467,700	688,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 512.13 /Parcel: 512.13

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 40413

GIS Ref

GIS Ref

Insp Date 10/26/18

!5317!

PREVIOUS ASSESSMENT

Parcel ID 061.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	212,900	7700	8,272.	467,700	688,300		Year end	12/23/2021
2021	101	FV	205,600	7700	8,272.	467,700	681,000		Year End Roll	12/10/2020
2020	101	FV	205,600	7700	8,272.	467,700	681,000	681,000	Year End Roll	12/18/2019
2019	101	FV	178,800	7800	8,272.	461,000	647,600	647,600	Year End Roll	1/3/2019
2018	101	FV	178,800	7800	8,272.	354,100	540,700	540,700	Year End Roll	12/20/2017
2017	101	FV	178,800	7800	8,272.	334,100	520,700	520,700	Year End Roll	1/3/2017
2016	101	FV	178,800	7800	8,272.	307,400	494,000	494,000	Year End	1/4/2016
2015	101	FV	167,400	7800	8,272.	287,300	462,500	462,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:59:08

LAST REV

Date	Time
12/26/19	10:29:04
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5317

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHNARE HARRIS	49575-262		6/7/2007		399,000	No	No		
SCHNARE EST JUL	45435-576		6/21/2005	Family	1	No	No		
	9758-39		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2019	1515	Insulate	3,562					
6/18/2019	885	Redo Bas	67,499	O				
5/27/2004	417	Shed	2,500					

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	CC	Chris C
12/3/2008	MLS	MM	Mary M
11/19/2008	Meas/Inspect	163	PATRIOT
8/6/2007	MLS	HC	Helen Chinal
5/27/2004	OWNR INFO	BR	B Rossignol
2/16/2000	Inspected	276	PATRIOT
2/7/2000	Missed Appt.	276	PATRIOT
1/13/2000	Mailer Sent		
1/7/2000	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	40413
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8272		Sq. Ft.	Site		0	70.	0.81	6									467,714						467,700	

Total AC/HA:	0.18990	Total SF/SM:	8272	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	467,714	Spl Credit		Total:	467,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99890995
Adj $ / SQ:	148.338
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	308544
Depreciation:	95648
Depreciated Total:	212895

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

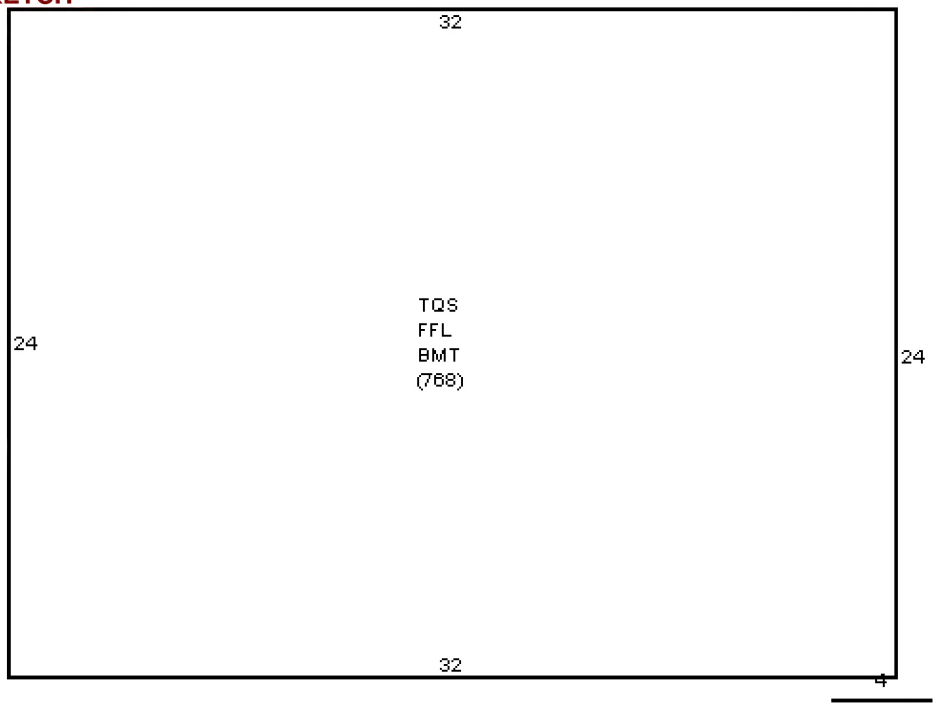
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.34
Special Features:	0	Val/Su Net:	100.80
Final Total:	212900	Val/Su SzAd	158.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	44.500	34,177
FFL	First Floor	768	148.340	113,924
TQS	3/4 Story	576	148.340	85,443

Net Sketched Area:	2,112		Total:	233,544	
Size Ad	1344	Gross Area	2304	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 061.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X24	A	AV	1952	19.34	T	40	101			6,700			6,700
2	Frame Shed	D	Y	1	5X13	A	AV	1952	0.00	T	40	101						
A2	WOOD SHD	D	Y	1	10X12	G	GD	2004	9.58	T	9	101			1,000			1,000

More:	N	Total Yard Items:	7,700	Total Special Featues:		Total:	7,700

IMAGE

AssessPro Patriot Properties, Inc